

**CITIZEN PARTICIPATION FINAL REPORT
FOR
ZANJERO MIXED-USE DEVELOPMENT**

**LOCATED AT THE
NORTHWEST CORNER OF 91st AVENUE AND GLENDALE AVENUE
GLENDALE, AZ**

Case Nos. GPA19-04 & ZON19-10

December 19, 2019

CITIZEN PARTICIPATION FINAL REPORT

ZANJERO MIXED-USE DEVELOPMENT

Brief Description of Proposal

This Citizen Participation Final Report (CPFR) provides information about the implementation of the Citizen Participation Plan (CPP) for “Zanjero Mixed-Use Development.” The Site is approximately 39.43 gross (33± net) acres located at the northwest corner of 91st Avenue and Glendale Avenue (the “Site”). We are requesting a Minor General Plan Amendment (GPA) from the existing General Plan designation of CCC to Entertainment Mixed-Use (EMU) and a Rezoning change from the existing Zanjero Planned Area Development (“PAD”) to a new PAD for a mix of uses, such as commercial, retail, office, multifamily, hotel and/or entertainment uses.

This CPFR provides information about how we reached out to citizens, neighbors, nearby businesses, public agencies and interested persons to talk with them and gather their input on the proposed plans and actions addressed in the Minor GPA and PAD applications. Comments, sign-in sheets, letters, summary sheets, and other material are submitted with this Report.

Brief Overview of the Elements of the CPP

The Site is currently vacant. Glendale Avenue borders the south side of the Site and 91st Avenue borders the east side of the Site. Zanjero Boulevard wraps around the west and north sides of the Site. There is an existing multifamily development and hotel development located adjacent to the Site’s northwest boundary. An existing Cabela’s and Cracker Barrel Restaurant are located west of the Site, across Zanjero Boulevard. Westgate is located south of the Site, across Glendale Avenue. There are an existing commercial development and existing single-family homes located east of the Site, across 91st Avenue. The development will be a positive addition to the area and will be compatible with the existing adjacent and future uses.

Notification for Neighborhood Meeting

Letters were mailed out to the 300’ owners, the head(s) of applicable registered HOA(s), interested parties and additional parties on December 4, 2019 that included specific information about the proposed development, a plan of the proposed development, and the date and time of the neighborhood meeting. The letter with the attachments are attached at **Exhibit A**. Per the City’s requested notification area, the lists of persons/entities who received the neighborhood notice letter included owners within 300’ of the site (46 owners) obtained from the Maricopa County Assessor’s website

(**Exhibit B**), interested/additional parties (30 individuals) obtained from the City of Glendale (**Exhibit C**). An Affidavit of Mailing is provided at **Exhibit D**.

Neighborhood Meeting

The neighborhood meeting was held on December 17, 2019 at the Residence Inn at 7350 E. Zanjero Blvd. Three neighbors attended and were in support of the development. A copy of the sign-in sheet and neighborhood meeting summary are provided at **Exhibit E**.

Sign Posting

A sign will be posted on the site prior to January 1, 2020. The sign wording and sign location are attached at **Exhibit F**.

Mailing Labels

Mailing labels of the 300' owners and interested/additional parties are on file with the City of Glendale. The label lists are attached at **Exhibit G**.

Conclusion

As of this date, no one has expressed any concerns with the proposed development.

EXHIBIT A

BURCH & CRACCHIOLO, P.A.
702 E. Osborn Road, Suite 200
Phoenix, AZ 85014
602-234-9913
ebull@bcattorneys.com

December 4, 2019

RE: Zanjero Mixed-Use Development – December 17, 2019 Neighborhood Meeting
NWC of 91st Avenue and Glendale Road
Application Nos. GPA19-04 and ZON19-10

Dear Area Neighbors and Interested Parties:

On behalf of Diversified Development Partners and Fore Property Company, we are requesting a Minor General Plan Amendment from CCC to Entertainment Mixed-Use (EMU) and a Rezoning from the existing Planned Area Development (PAD) to a new PAD on 39.83+ gross (33+ net) acres located at the northwest corner of 91st Avenue and Glendale Avenue (the "Site"). An Aerial Map of the Site is attached.

The request includes a zoning change to a new PAD to allow a mixed-use development to include a mix of retail and commercial uses on approximately 12.00 acres, future development on approximately 8.32 acres and a multi-family residential community on approximately 12.00 acres. Conceptual Site Plans for the Commercial/Retail development and Multi-Family development are attached.

The neighborhood meeting will be held at the below listed time and place. Discussions at the meeting will include an overview of the General Plan Amendment and Rezoning. The neighborhood meeting will be held as follows:

Neighborhood Meeting
December 17, 2019 at 6:00 p.m.
Residence Inn – Grand Canyon Room
7350 N. Zanjero Blvd.
Glendale, AZ 85305

Please provide any comments or questions you may have to Brian Greathouse at Burch & Cracchiolo / bgreathouse@bcattorneys.com / 602-234-9903; or me / ebull@bcattorneys.com / 602-234-9913. You may also contact Tabitha Perry, Glendale Special Projects Executive Officer at 623-930-2596 / tperry@glendaleaz.com. Thank you.


For Ed Bull

Ed Bull

ECB/rlh
Attachments

PROJECT DIRECTORY

ARCHITECT:
 BKAA ARCHITECTS, INC.
 2233 EAST THOMAS ROAD
 PHOENIX, ARIZONA, 85016
 CONTACT: NEIL PEASER
 PHONE: (602) 955-9980
 FAX: (602) 955-9980
 E-MAIL: npeaser@bkaa.com



BKAA
 ARCHITECTS
 2233 EAST THOMAS ROAD, PHOENIX, ARIZONA 85016
 602-955-9980

SITE DATA - OVERALL

EXISTING ZONING: PAD
 PROPOSED NET SITE AREA (AREA I): 11.21 ACRES (454,405 S.F.)
 FUTURE NET SITE AREA (AREA I - PAD): 1.57 ACRES (68,388 S.F.)
 TOTAL NET SITE AREA (AREA I): 12.001 ACRES (522,794 S.F.)
 TOTAL NET SITE AREA (AREA II): 8.32 ACRES (362,312 S.F.)
 TOTAL NET SITE AREA (AREA I & II): 20.321 ACRES (885,106 S.F.)
 TOTAL TRACT AREA (159750421, 421, 7) 50,859 ACRES (37,393,3 S.F.)

MAX. BUILDING HEIGHT: 65' 0"
 PROPOSED USE: RETAIL/RESTAURANTS/OFFICE

SITE DATA - AREA-I - RETAIL

BUILDING AREA:
 PAD A: RESTAURANT 8,000 S.F.
 PAD B: RESTAURANT 3,200 S.F.
 PAD C: RESTAURANT 2,400 S.F.
 PAD D: RESTAURANT 2,500 S.F.
 PAD E: RESTAURANT 7,600 S.F.
 PAD F: RESTAURANT 8,000 S.F.
 PAD G: RESTAURANT 2,000 S.F.
 PAD H: RESTAURANT 5,200 S.F.
 PAD I: RESTAURANT 2,000 S.F.
 PAD J: RESTAURANT 6,000 S.F.
 SHOP K: RETAIL 48,700 S.F.

PARKING REQUIRED:
 RESTAURANT - 1/100 (29,500 / 100)
 RETAIL - 1/250 (18,800 / 250)
 PARKING REQUIRED PER CODE: 76 SPACES
 TOTAL PARKING REQUIRED: 405 SPACES
 PARKING PROVIDED:

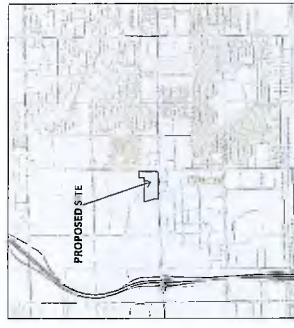
SITE DATA - FUTURE SHOP-I

BUILDING AREA:
 SHOP J: RESTAURANT 3,000 S.F.
 SHOP K: RETAIL 10,000 S.F.
 TOTAL AREA: 13,000 S.F.

PARKING REQUIRED:
 RESTAURANT - 1/100 (3,000 / 100)
 RETAIL - 1/250 (10,000 / 250)
 PARKING REQUIRED PER CODE: 76 SPACES
 TOTAL PARKING REQUIRED: 51 SPACES
 PARKING PROVIDED:

PRELIMINARY SITE PLAN

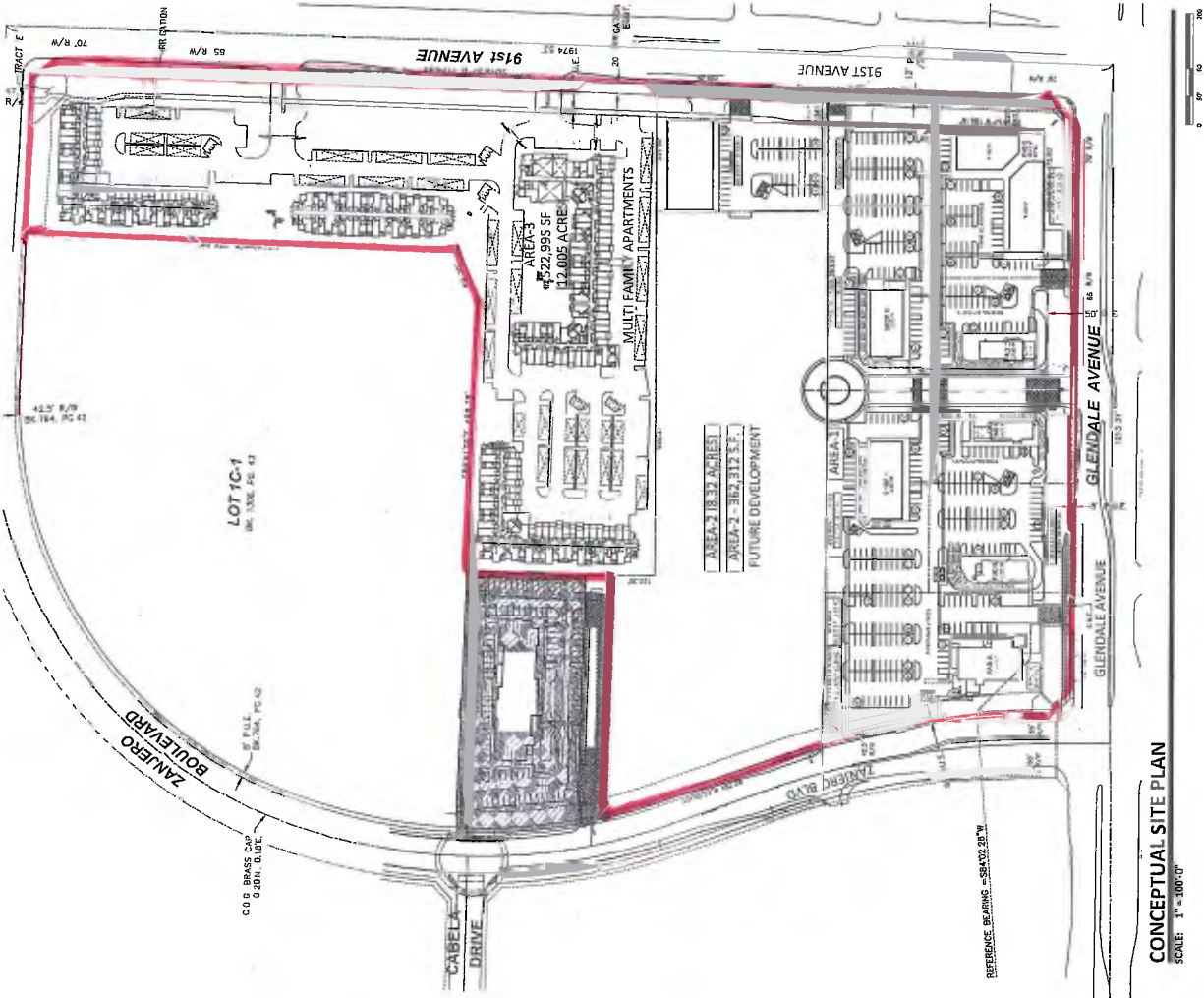
WNC OF GLENDALE AVENUE AND 91ST AVENUE
 GLENDALE AVENUE RETAIL



SCALE: N.T.S.
 NORTH

NOTE: ALL ROOF TOP MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

SP-1
 PROJECT: 182555
 DATE: 10/09/2019



SCALE: 1" = 500' 0"

CONCEPTUAL SITE PLAN

SCALE: 1" = 500' 0"

THE INFORMATION HEREIN IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY LEGAL OR FINANCIAL PURPOSES. THE INFORMATION IS FOR INFORMATION ONLY AND IS NOT TO BE USED FOR ANY LEGAL OR FINANCIAL PURPOSES.

EXHIBIT B

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EXHIBIT C

CITY OF GLENDALE
PLANNING, T. PERRY
5850 W GLENDALE AVENUE
GLENDALE AZ 85301

EXHIBIT D



Planning

NEIGHBORHOOD NOTIFICATION LETTER

AFFIDAVIT OF MAILING

Case No. (if available) GPA19-04 & ZON19-10

Project Name: ZANJERO MIXED-USE DEVELOPMENT

I, Ricki Horowitz, Burch & Cracchiolo, P.A. certify that I am the authorized applicant /

representative to the City of Glendale for the above application, and do hereby affirm that notice as required for the case noted above has been completed in accordance with the Citizen Participation Process in the City of Glendale's Zoning Ordinance, and a copy of the letter and mailing labels has also been submitted.

Applicant/Representative Signature: _____

STATE OF ARIZONA

SS.

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this 18th day of December, 2019.

Notary Public

My Commission Expires:

1-24-2022

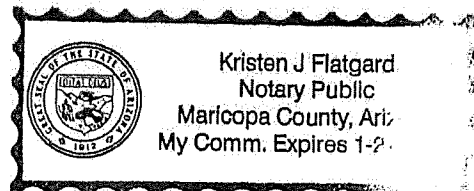


EXHIBIT E

12/17/2019 NEIGHBORHOOD MEETING SUMMARY

CASE NOS. GPA19-04 AND ZON19-10

DIVERSIFIED PARTNERS & FORE PROPERTY COMPANY

NWC 91ST AVENUE AND GLENDALE AVENUE

Attendees

Jeff Kern - Fore Property
Walt Brown - Diversified Partners
Ken Gatt - Diversified Partners
Julie Harris - Diversified Partners
Wally Brown – Diversified Partners
Jack Rodriques – Diversified Partners
Brian Andersen – BMA Architecture
Dawn Cartier – CivTech Inc.
Ed Bull – Burch & Cracchiolo
Brian Greathouse – Burch & Cracchiolo
Ricki Horowitz – Burch & Cracchiolo
Joyce Clark – City Council Member
Tabitha Perry – Glendale Special Projects Executive Officer
3 Neighbors – See Sign-in Sheet

Open House Individual Presentations

Two of the three neighbor attendees manage Westgate Center, and the third neighbor was a previous Glendale Council member. Reviewed the 4 presentation boards, height and intensity of the development, parking, access, and construction timing. All were supportive of the proposed development.

Councilmember Clark wanted to make sure that the landscaping would be adequate and suggested larger trees along 91st Avenue.

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EXHIBIT F

CITY OF GLENDALE
PUBLIC NOTICE
PUBLIC HEARING

PLANNING COMMISSION: 6:00 P.M., JANUARY 16, 2020

CITY COUNCIL: TBD

LOCATION: COUNCIL CHAMBERS, 5850 W. GLENDALE AVENUE, GLENDALE, AZ 85301

REQUEST: GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM CCC TO EMU & TO REZONE FROM PAD TO PAD TO ALLOW A MIXED-USE DEVELOPMENT ON 39.83± ACRES LOCATED AT THE NWC OF 91ST AVE & GLENDALE AVE

CASE NUMBERS: GPA19-04 AND ZON19-10

APPLICANT/CONTACT: BRIAN GREATHOUSE AT BURCH & CRACCHIOLO, P.A.

PHONE NUMBER/EMAIL ADDRESS: 602-234-9903, BGREATHOUSE@BCATTORNEYS.COM

CASE FILE AVAILABLE AT CITY OF GLENDALE (623) 930-2800

POSTING DATE:

PENALTY FOR REMOVAL OR DEFACTING PRIOR TO DATE OF LAST HEARING

EXHIBIT G